

General Design Standards

Streetscape Design

The streetscape design of all three Redevelopment Sub-Districts should allow for flexibility, compatibility, and comfortable use by cars and pedestrians alike. Pavement widths shall be wide enough to accommodate safe pedestrian movement, landscape, lighting, site furniture, and stormwater management. Roads shall consider appropriate design speeds that provide for continued movement of traffic without compromising safety. Arterial streets shall be compatible with bicycle lanes, where appropriate. As existing streets are retrofitted, they shall comply with the rules of this section.

§ 214.180.060 PARCEL CONNECTIONS

Where applicable, streets shall extend to and connect with adjacent development parcels. Streets shall conform to the urban grid of Highland and provide connectivity with regard to future development, open space acquisition, and the Comprehensive Plan.

§ 214.180.061 STREETScape

All new development, redevelopment, or build-out of existing parcels shall be required to include the design of street elements adjacent to the applicant's property that include the area between the face of buildings and the back of road curbs. These designs must incorporate all of the appropriate items identified in this section. Discussions with the Town of Highland Building Commissioner will provide clarification regarding the required elements for streetscape design.

§ 214.180.062 ON-STREET PARKING

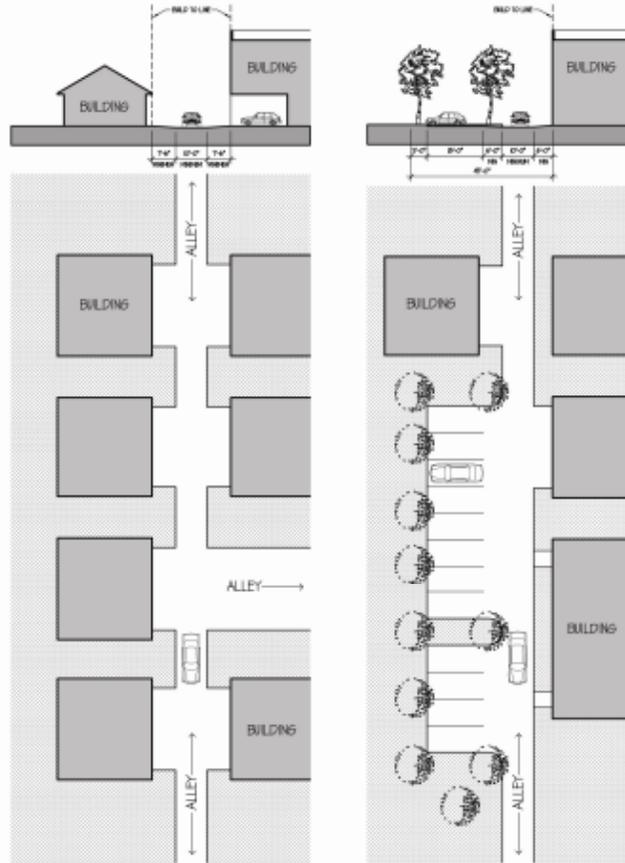
On-street parking will be provided on all streets. At a minimum, parking shall be parallel. Where posted speed limits are 30 mph or less, angle parking will be preferred. Where approved, on-street parking may be counted toward a property's parking requirements.

§ 214.180.063 ALLEYS

Alleys are required in the Gateway and Corridor Sub-Districts to minimize curb cuts and to provide access to parking and service areas behind the building. In the Downtown Sub-District, alleys will be maintained and reworked to accommodate new development. Alley dimensions and locations are not mandated by this ordinance but they will be designed to accommodate its purpose. An alley may be part of a parking lot's drive aisle and/or fire lane.

§ 214.180.064 CURB-RETURN RADII AND CLEAR ZONES

Curb radii shall be designed to minimize pedestrian crossing spaces and times along all streets with sidewalks. Curb radii shall be between 10 feet and 20 feet. To allow for an emergency vehicle's turning radius, a 25 foot clear zone shall be designed into each street corner. This clear zone will be devoid of all above ground appurtenances such as telephone poles, sign posts, fire hydrants, electrical boxes, and newspaper kiosks. Every street corner will include an accessible handicap ramp.



§ 214.180.065 CURBS

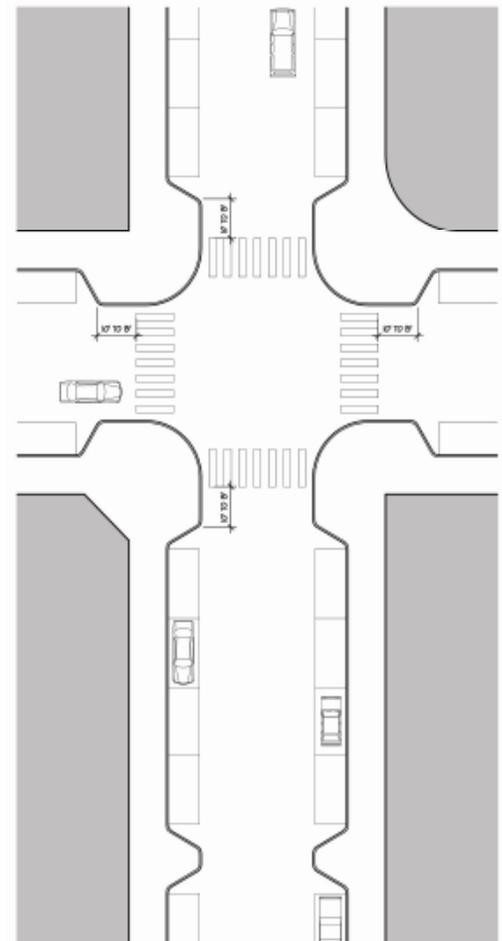
Street curbs shall be constructed in accordance with Town of Highland standards. All streets and parking lots will be required to provide at minimum B6-12 curb and gutter, unless the developer can show just cause for modifying the curb and gutter. Such cause can only be attributable to sustainable stormwater management initiatives.

§ 214.180.066 FENCES

Where appropriate, fences shall be constructed of materials conducive to the architecture of the building/ development that it abuts. Fences made of chain link, vinyl and carcinogenic pressure treated lumber are prohibited along any public right-of-way. Recycled plastic lumber or wood-plastic composite lumber shall be allowed. Only ornamental metal fences are allowed abutting the public right-of-way except at alleys.

§ 214.180.067 TRAFFIC CALMING

The use of traffic calming devices is encouraged throughout all areas. The use of landscape bump-outs, on-street parking, and roundabouts will be good alternatives to conventional traffic calming devices.



§ 214.180.068 STREET TREES

All streets will receive trees and appropriate landscape treatments that meet Town of Highland standards, at a minimum. Streets shall be designed with street trees planted in a manner that support adjacent uses, shade building facades, pedestrian areas and/or sidewalks, and do not pose a hazard to future growth of the trees. Street trees will be planted in the public right-of-way along the site frontage. In appropriate locations, trees may be grouped in a naturalistic manner in order to create a 'grove'.

(A) Size:

- (1) Standards for size will be at time of planting.
- (2) Minimum size shall be two and one half (2 ½) inch caliper, measured six (6) inches above ground.
- (3) Trees shall have a clear trunk, free of branches, to a minimum height of six (6) feet.
- (4) Trees shall be balled-and-burlapped (B&B), with no exception.
- (5) Two and one half (2 ½) inch caliper trees shall be twelve (12) feet to fourteen (14) feet in height, with a maximum height of sixteen (16) feet.

(B) Soil Volume: The quality of the soil and the overall design of the planter area are critical to the success and longevity of the street trees. Plants require an adequate volume of matter, and soil acidity in a defined range. The soil must be well-drained and protected from compaction which prevents water and air from reaching the root zone of plants. Requirement for growing medium and parkway planter design shall be:

- (1) Three foot (3' 0") minimum depth.
- (2) Three foot six inch (3' 6") minimum inside clear width: greater than five feet (5' 0") is desirable.
- (3) Soil composition: 45-77 percent silt, 0-25 percent clay, 25-33 percent sand.
- (4) Soil acidity: pH 6.0 to 7.0 amend soil as required to achieve this pH range
- (5) Soil organic content: Three (3) to five (5) percent.
- (6) Parkway planters to be as long and as continuous as possible.
- (7) Minimum five feet (5' 0") from the inside edge of the planter or tree pit to the last tree in any series or group of trees.
- (8) Curbs and low railings to be installed around parkway planters.
- (9) Groundcover and low shrub plantings required instead of grass, bark or gravel mulch, or other non-live materials.
- (10) "Structural Soil" (e.g. "Cornell" mix, etc.) at a depth of two foot six inches (2' 6") and/or root paths require below sidewalk slabs between parkway planters and other planting areas or greenspace.

(C) Recommended Species:

The following deciduous tree species and varieties are recommended (no coniferous or needle evergreen trees are acceptable). The final selection of trees is subject to review by the Town of Highland.

Botanical Name
Acer rubrum
A. rubrum spp.
Acer saccharum

Common Name
Red maple
Red maple varieties
Sugar maple

A. saccharum spp.	Sugar maple varieties
Celtis occidentalis	Hackberry
C. occidentalis 'Prairie Pride'	Prairie Pride hackberry
Gleditsia triacanthos inermis	Thornless honeylocust
G. triacanthos inermis spp.	Thornless honeylocust spp.
Gymnocladus dioicus	Kentucky coffeetree
Quercus bicolor	Swamp white oak
Quercus imbricaria	Shingle oak
Quercus macrocarpa	Bur oak
Quercus robur	English oak
Quercus rubrum	Red oak
Zelkova serrata	Japanese zelkova
Z. serrata spp.	Japanese zelkova varieties

(D) Unacceptable Species:

The following deciduous tree species and varieties are unacceptable (coniferous or needle evergreen trees are unacceptable; trees with thorns are unacceptable for any parkway planting).

<u>Botanical Name</u>	<u>Common Name</u>
Abies spp.	Fir
Acer negundo	Box elder
Acer saccharinum	Silver maple
Ailanthus altissima	Tree-of-heaven
Albizia spp.	Mimosa
<i>Alnus glutinosa</i>	<i>Alder</i>
<i>Betula nigra</i>	<i>River birch</i>
B. papyrifera	White paper birch
B. pendula	European white birch
B. platyphylla	White birch
<i>Catalpa speciosa</i>	<i>Catalpa tree</i>
Diospyros virginiana	Persimmon
Eleagnus angustifolia	Russian olive
Fraxinus americana	White ash
F. americana spp.	White ash varieties
Fraxinus excelsior	European ash
Fraxinus pennsylvanica	Green ash
F. pennsylvanica spp.	Green ash varieties
Fraxinus quadrangulata	Blue ash
Ginkgo biloba	Ginkgo
<i>G. biloba spp.</i>	<i>Ginkgo varieties</i>
Juglans spp.	Walnut
Juniperous spp.	Juniper
Liriodendron tulipifera	Tulip tree
Liquidambar styraciflua	Sweet Gum
Maclura pomifera	Osage orange
Malus spp.	Crab apple varieties
<i>Metasequoia glyptostroboides</i>	<i>Dawn redwood</i>
Morus spp.	Mulberry
Picea spp.	Spruce
Pinus spp.	Pine
Populus spp.	Poplars
Prunus spp.	Cherries, plums

Pyrus calleryana 'Bradford'	Bradford pear
Robinia pseudoacacia	Black locust
Salix spp.	Willow varieties
Sorbus spp.	Mountain ash
Thuja spp.	Arborvitae
<i>Taxodium distichum</i>	Bald cypress
Ulmus 'Morton'	Accolade smoothleaf elm
Ulmus 'Morton Stalwart'	Commendation smoothleaf elm
Ulmus 'Homestead'	Homestead elm
Ulmus 'New Horizon'	New Horizon elm
Ulmus 'Patriot'	Patriot elm
Ulmus 'Pioneer'	Pioneer elm
Ulmus 'Triumph'	Triumph elm
Ulmus 'Morton Plainsman'	Vanguard elm
Ulmus 'Frontier'	Frontier Chinese elm

(E) Unacceptable Forms:

The following tree forms are unacceptable for parkway planting:

Multi-stem: trees with two or more trunks.

Espalier or topiary: geometrical plant forms achieved through pruning.

Dwarf or small-scale: trees that grow higher than three (3) feet but can not be undertrimmed to a minimum height of six (6) feet.

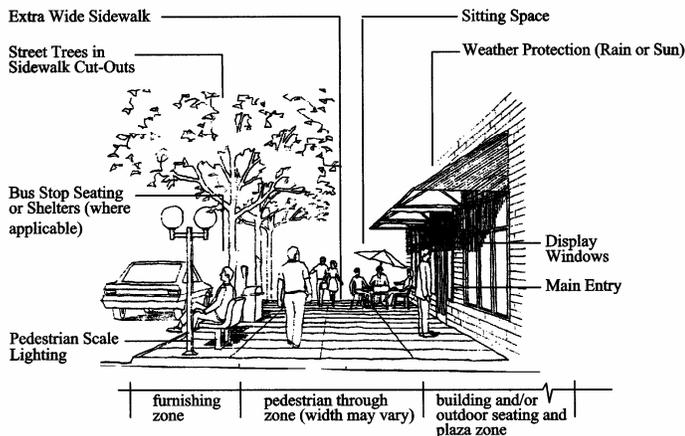
Trees that grow to exceed twenty (20) feet in height shall not be planted below utility lines.

§ 214.180.069 SIDEWALKS

All sidewalk systems and ramps shall meet the most current handicap accessible requirements. In general, sidewalks shall be parallel with the street they adjoin and shall be within the street right-of-way.

§ 214.180.070 OUTDOOR SEATING

In the Downtown Sub-District where uses include opportunities for outdoor gathering on the public sidewalk, i.e. cafes, restaurants, dining establishments, there shall be a minimum of six feet of continuous and linear clearance for safe passage by pedestrians.



§ 214.180.071 LIGHTING

- (A) Light fixtures shall be used that reduce energy consumption by fifteen (15) percent over current ASHRAE 90.1 Lighting Requirements, include accoutrements that support night sky initiatives, and use a luminaire that matches Town of Highland standard luminaire. Light fixtures will be spaced to provide a more uniform level of light.
- (B) Illumination at property line shall be a minimum of .4 foot-candles, and a maximum of .6 foot-candles at all times. Façade lighting to highlight building architecture is encouraged.

§ 214.180.072 HIGH-ALBEDO MATERIAL

Where appropriate, high-albedo (light-colored) materials will be used in new construction to reduce urban heat island effect.

Building Design

§ 214.180.080 PURPOSE

- (A) The primary goal of the design principles herein are to encourage construction which is appropriate to the site, supports pedestrian friendly streetscapes and encourages economically viable development.
- (B) The intent of this ordinance is to promote high quality architecture that is a true expression of consistent design vernaculars and morphologies. The intent is to generate rich and varied streetscapes that complement the history of the community while allowing diverse architectural expressions to coexist when appropriate.
- (C) The Design Advisory Committee may recommend an exception to a particular requirement herein if the design fulfills the spirit of the requirements and does not compromise the overall intent of these design principles.

§ 214.180.081 DESIGN PRINCIPLES

- (A) The reproduction of an historic style, other than Mid-Century Modern Design, is not allowed. The contemporary interpretation of an historic style, that also meets the requirements of this Ordinance, is allowed.



Acceptable Contemporary Interpretation



Unacceptable Reproduction

- (B) Buildings that are stylized in an attempt to use the building itself as advertising are not acceptable, particularly where the proposed architecture is the result of a corporate or franchise style.

§ 214.180.082 MASSING

Massing: In the Corridor and Downtown Sub-Districts, a single, large, dominant building mass shall be avoided.



Where a structure spans multiple lots, mass shall be broken up through the use of setbacks, projecting and recessed elements, variation in roofline, cornice, storefront and design detail.



§ 214.180.083 SCALE

Buildings shall emphasize a human scale. Human scale shall be achieved through the use of awnings and canopies at street level, windows that relate to floor levels in a building, and materials that are sized according to their physical properties.



The exteriors of buildings over two stories shall have a street level that is differentiated from upper levels in the building. Buildings that are one story shall include some expression of a foundation and parapet cap or fascia at the roof.



§ 214.180.084 ENVIRONMENTAL SUSTAINABILITY

(A) Whenever possible environmentally sustainable materials and construction practices shall be used. Refer to the US Green Building Council LEED rating system and/or Green Building Initiative Green Globes rating system for suggested environmentally sustainable development standards.

§ 214.180.085 STYLE

(A) All development within the three redevelopment sub-districts shall comply with one of the following design standards:

(1) Mid-Century Modern Design Standards:

(a) 214.180.090 to 214.180.000.098, or



(2) Universal Design Standards:

(a) 214.180.100 to 214,180.198



§ 214.180.086 LIGHTING

Exterior illumination of buildings and adjacent yards shall be accomplished through the use of full cut-off, fully shielded luminaires and fixtures which allow for necessary and reasonable lighting of public and private property for the safety, security, and convenience of occupants and the general public, while eliminating or reducing the nuisance and hazards of excessive light and glare. Luminaires and other light fixtures shall have a total cut-off of light at an angle less than ninety (90) degrees and shall be fully shielded and located so that the bare light bulb, lamp, or light source is completely shielded from direct view from a vantage point five (5) feet above the ground along any property line. The light, furthermore, shall be contained entirely on-site.

The use of luminaires for uplighting is permitted only for landscape lighting, architectural lighting, flag poles, statues, similar monuments or the lighting of ground-mounted signs that are not internally illuminated.

Architectural lighting used to accentuate architectural or aesthetic elements of a building is encouraged. Architectural lighting should not illuminate an entire building or portions of the building greater than 30% of the building façade.